

# 521 WEST 134<sup>TH</sup> STREET, NEW YORK, NY 10031

Opportunity Zone Development Site 19,184 BSF | Close Proximity to Columbia's Manhattanville Campus, Transportation, and Harlem's Factory District | **FOR SALE**



## WEST HARLEM

Location

**19,184**

Buildable SF

**48' X 99.92'**

Lot Dimensions

**R7-A**

Zoning

**OPPORTUNITY ZONE**

### PROPERTY INFORMATION

Block / Lot	1988 / 14	
Lot Dimensions	48' x 99.92'	
Lot Size	4,796	Sq. Ft. (Approx.)
Zoning	R7A	
FAR	4.00	
Buildable Area	19,184	Sq. Ft. (Approx.)
Tax Class	4	
Assessment (19/20)	\$308,700	
Real Estate Taxes (19/20)	\$32,528	

### INVESTMENT HIGHLIGHTS

- Across the street from Columbia's Manhattanville campus expansion
- One Block from Fairway and Ctown supermarkets
- Close proximity to the 1 and A/B/C subway trains (20-25 minutes to Times Square)
- Close proximity to the Henry Hudson Parkway

### PROPERTY DESCRIPTION

Ariel Property Advisors is pleased to present 521 West 134th Street, a prime West Harlem development opportunity situated on the northside of West 134th Street, between Amsterdam Avenue and Broadway. This site is situated in a rare Manhattan Opportunity Zone and benefits tremendously from its close proximity to City College, Columbia's Manhattanville Campus, the transformative Harlem Factory District, and the famous 125th Street thoroughfare. The site measures 48' x 99.92' with R7-A (4.00 FAR) zoning providing approximately 19,184 BSF, offering a unique opportunity for residential development in one of West Harlem's most vibrant areas.

Additionally, the property has convenient proximity to numerous neighborhood draws including, but not limited to, The Studio Museum, Starbucks, National Jazz Museum, CTown Supermarkets, River Bank State Park, and the 125th Street retail corridor.

Notable nearby residential developments in the vicinity include a 23,000 square foot eight-story building on West 136th Street and filed permits for a 14-unit building at 463 West 125th Street. Earlier this year, the Olnick Organization received preliminary approval from City Planning for the expansion of Lennox Terrace Housing, which could potentially deliver five new towers and 1,600 new units to the area.

Convenient access to downtown Manhattan and outer-borough locations is provided by the 1 subway train station on West 137th street and the A/B/C subway trains located at West 135th Street. Offering accessibility, scale, and prime location in a rapidly appreciating area of West Harlem, 521 West 134th Street represents an outstanding Northern Manhattan development opportunity.

## ASKING PRICE: \$3,250,000

**212.544.9500**

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

For Financing Info

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Block

Lot

### Lot Dimensions

Lot Area SF

- 1 The City College of New York
- 2 Columbia University
- 3 C Town
- 4 Manhattanville Community Center
- 5 The Studio Museum in Harlem
- 6 Duane Reade
- 7 Chase Bank
- 8 Dinosaur Bar-B-Que
- 9 Starbucks
- 10 The National Jazz Museum in Harlem
- 11 Whole Foods Market
- 12 Apollo Theater
- 13 Harriet Tubman Memorial
- 14 McDonald's
- 15 Riverbank State Park



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 18 May 2020 1:47 am